

Boston 02113

ZIP code · MA · Massachusetts › Suffolk County › Boston

BUYER'S MARKET

\$492K

MEDIAN SALE PRICE

-28.5%

1-YR CHANGE

52

SALES (12 MO)

\$675K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



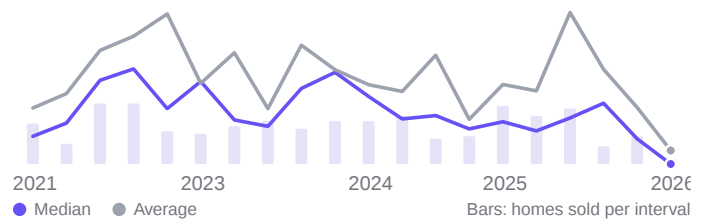
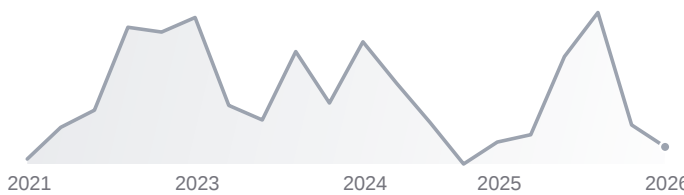
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$345K · Average \$451K

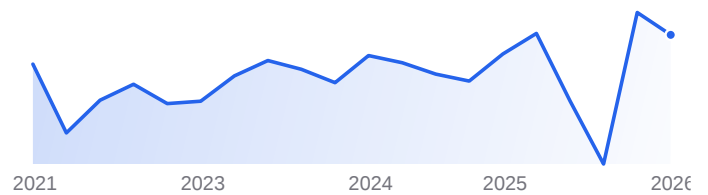
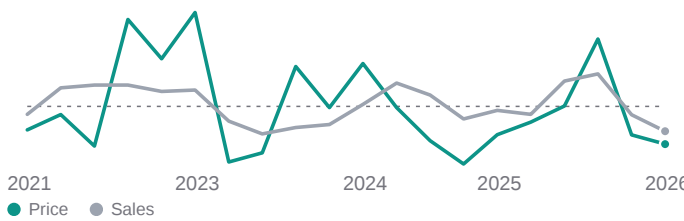


Growth (year over year)

Price -28.5% · Sales -18.8%

Price per square foot

\$1026/ft²

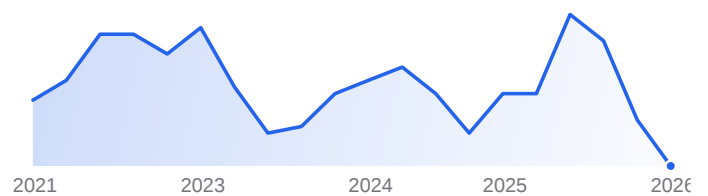


Sale premium vs estimated value

-12.3%

Annual turnover (share of homes sold)

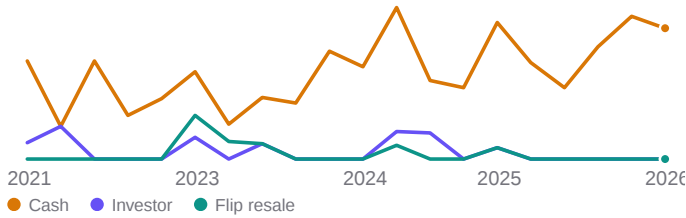
3.0%



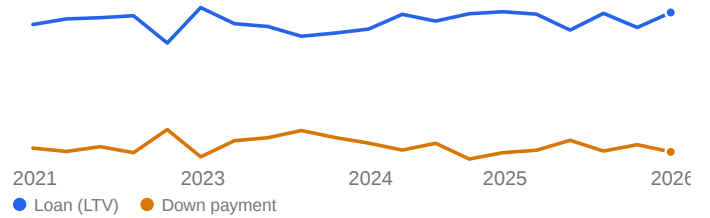
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

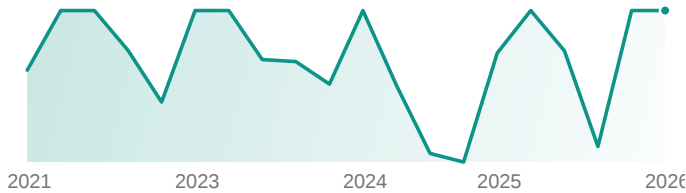


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



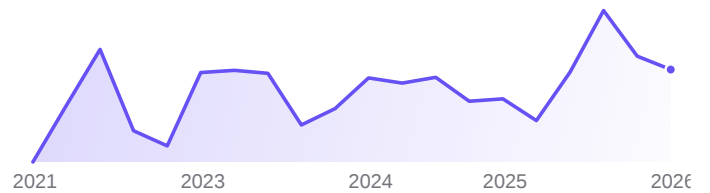
Sellers who sold at a gain

100%



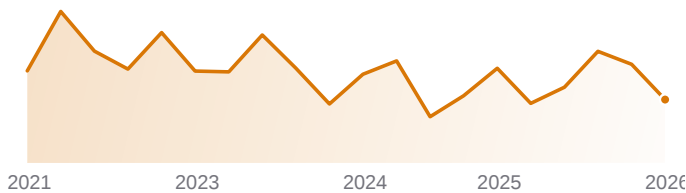
Typical hold before selling

11.7 yrs



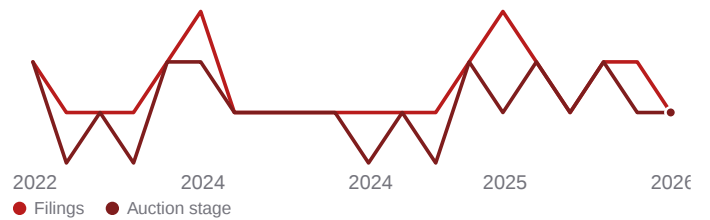
Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,750
Median value (AVM)	\$675K
Median size	787 ft²
Median bedrooms	2
Median year built	1900
Single family	1.6%
Condos	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.5%
Owner occupied	31%
Company owned	32%
Median loan-to-value	38%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	6,619
Density	67,574 / mi²
Median household income	\$109K
Average household income	\$127K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	74
Homes occupied	93%
Bachelor's or higher	50%
Poverty rate	10.9%
Unemployment	1.4%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.